

						19
NUMENT	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
AND CAP	C1(C)	166.34'	155.00'	61*29'19"	S59°25'14'W	158.47'
D <sup>*</sup> 8961 <sup>*</sup> WITH GRADE	C2(M)	203.90'	190.00'	61 <b>°</b> 29'19"	S59°25'14"W	194.26'
REBAR	C1(R)	166.50'	155.00'	61'32'42"	S59°02'51"W	158.47'
WITH GRADE	C2(R)	204.09'	190.00'	61'32'42"	S59'02'51"W	194.42'

## NOTES:

- 4. The lineal units used in this drawing are U.S. Survey Feet.
- - CURRENT ZONING INFORMATION: ZONING: "M1-D"
    - Minimum Lot Area: N/A Maximum Building Height: 55'

Building Setbacks: Front: 20'

- Side Street: 15'
- Maximum Lot Coverage: N/A

- not determined by this survey.
- contain no gaps, gores or overlaps.

- 12. The subject property has an address of 2099 Century Way, Boise, Idaho, being posted on the building as shown and verified through the county

## SCHEDULE B-2 EXCEPTIONS:

- Item No 11. Easement, including terms and provisions contained therein: Recording Information: 902621 In Favor of: Boise City, a municipal corporation
- 12. Intentionally Deleted.
- Recording Information: 7535303 Modification and/or amendment by instrument: Recording Information: 7627089 -NOT LOCATED ON SUBJECT PARCEL
- 15. Intentionally Deleted (Combined With Above Exception 14).
- Recording Information: 7627090 -LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.
- In Favor of: Idaho Power Company, a corporation For: Underground power line -LOCATED ON SUBJECT PARCEL, SHOWN HEREON.
- -LOCATED ON SUBJECT PARCEL, SHOWN HEREON.
- Term: 10 years plus four 5-year extensions Dated: August 02, 2002 Recorded: August 19, 2002 Recording Information: 102093264 -LOCATED ON SUBJECT PARCEL, SHOWN HEREON.
- Recorded: January 17, 2008 Recording No.: 108005960 -LOCATED ON SUBJECT PARCEL, SHOWN HEREON.

1. Basis of bearings is the west line of the property as described in Bargain and Sale Deed, recorded October 30, 2012 as Instrument No. 112112983, monumented at the south end with a set 5/8" rebar with a green plastic cap stamped "PLS 12222", flush with grade and at the north end with a found rebar with cap stamped "8961", flush with grade, as shown, and having a calculated bearing and distance of NO0'09'53"E, a distance of 223.98 feet. Bearings are relative to modified Idaho state plane coordinate system, west zone (1103). Combined scale factor of 0.99982617.

2. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published March 6, 2019, referencing Flood Insurance Rate Map, Map Number 16001C0259H effective date February 19, 2003, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).

3. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by First American Title Insurance Company, Commitment No. 3109936—9 with an effective date of March 21, 2019 at 7:30 AM.

5. The improvements shown hereon are as of the date of field work, February 24, 2019.

6. Per that Zoning and Site Requirements Summary provided by the Planning and Zoning Resource Company (PZR), PZR Site No. 128453-5, dated 04/09/2019, this site is zoned "M1-D" (Light Industrial Within Design Overlay District).

Side/Rear: None Required

Parking Required: 1 Space per 750 Square Feet of Gross Floor Area (11 Total Parking Spaces). Parking Provided: Parking Spaces were not marked at the time of the survey.

For additional zoning information please contact the Boise Planning Department at 208-608-7100.

7. This property contains a calculated area of 47,115 square feet (1.082 acres) more or less.

8. There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was

9. Access is obtained directly from Century Way. The right of way lines of said street and the boundary lines of subject property are coterminous and

10. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

11. This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor namina said person/parties.

13. There is no observable evidence of earth moving work, building construction or building additions within recent months.

14. There are no changes in street right of way lines either completed or proposed, per documents provided by title company.

15. There is no observable evidence of recent street or sidewalk construction or repairs.

16. There is no evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were observed at the time of the survey.

17. Encroachment Statement: There were no observed encroachments at the time of the survey.

18. The record description of the subject parcel forms a mathematically closed figure.

19. That, except as shown, there are no visible or apparent easements or rights of way across the Premises; that the property described hereon is the same as the property described in First American Title Insurance Company Commitment No. 3109936-9 with an effective date of March 21, 2019 at 7:30 AM, and that all easements, covenants and restrictions referenced in said title insurance commitment, or easements which the undersigned has been advised or has knowledge, have been listed and plotted hereon or otherwise noted as to their effect on the subject property.

-LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.

13. Any and all offers of dedication, conditions, restrictions, easements, boundary discrepancies or encroachments, notes and/or provisions shown or disclosed by the filed or recorded map referred to in the legal description. -LOCATED ON SUBJECT PARCEL, SHOWN HEREON.

14. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:

16. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42. Section 3604(c), of the United States Codes:

17. Easement, including terms and provisions contained therein: Recording Information: 7707083

18. All matters disclosed by a record of survey recorded May 29, 2002 under recording no. 102060405.

19. Lease and the terms and conditions thereof as disclosed by Memorandum of Tower Lease Lessor: American Tower, L.P., a Delaware limited partnership Lessee: Boise City MSA Limited Partnership d/b/a Verizon Wireless

The terms and provisions contained in the document entitled "Memorandum of Distribution"

SITE NAME: VA #09 Boise, ID  $\overline{\Box}$ σ SURVE SE SECTION THE BOIS TITLE Ο SA S LAND NN NN AD/ ALTA/NSPS 0 ORTION ( NORTH, CITY OF 20 Μ 901